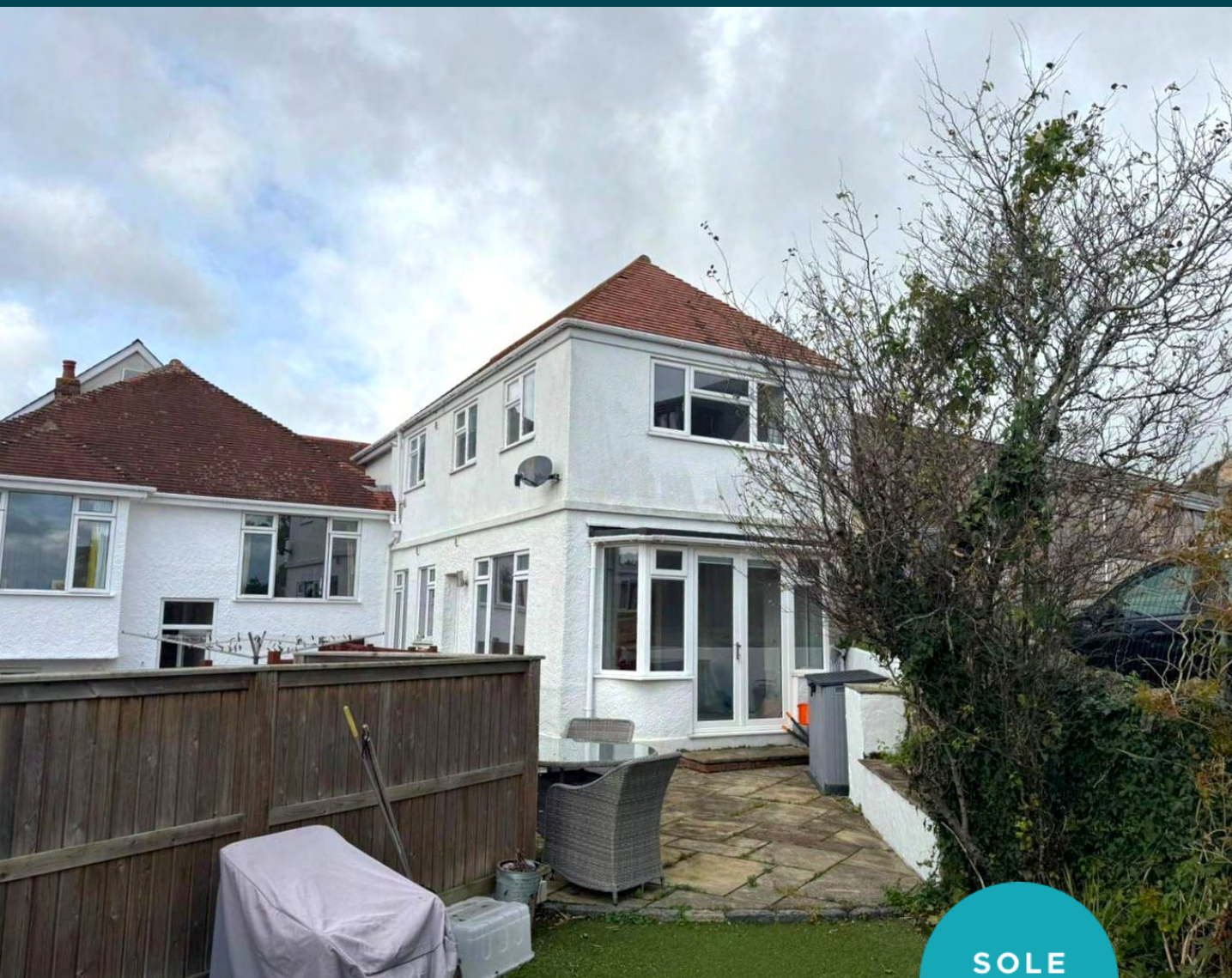


SOLE
AGENT

Affinia

Monument Gardens | St Peter Port | GY11UL

Affinia is a fully furnished light and spacious two bedroom property located within walking distance of Beau Sejour and the town centre. Benefitting from distant sea and island views from the first floor, the property further offers lounge, kitchen/breakfast room, two bedrooms, two ensuites and WC. There is a low maintenance enclosed garden and parking for one car with further on-street parking in the immediate vicinity. Regret no smokers. One pet at the Landlords discretion. Available mid December.

2 BEDROOMS

2 BATHROOMS

1 RECEPTION

£2,600 pcm

Shields
& Rutland

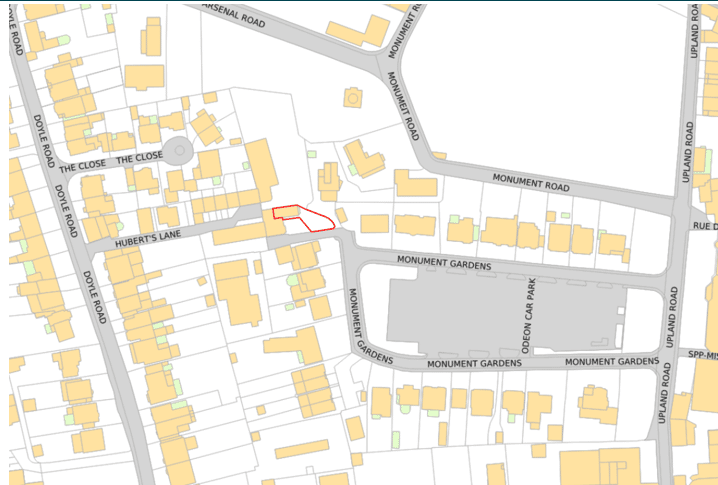
PHOTOS



PHOTOS



SPECIFICATIONS



Lounge

4.45m x 4.07m (14' 7" x 13' 4")

Kitchen/Breakfast Room

4.46m x 3.81m (14' 8" x 12' 6")

WC

1.78m x 0.99m (5' 10" x 3' 3")

Hallway

2.18m x 1.79m (7' 2" x 5' 10")

Bedroom 1

4.63m x 3.30m (15' 2" x 10' 10")

Ensuite

2.06m x 1.69m (6' 9" x 5' 7")

Bedroom 2

4.04m x 3.35m (13' 3" x 11' 0")

Ensuite

2.19m x 0.74m (7' 2" x 2' 5")

Garden

There is a low maintenance enclosed garden.

Parking

There is parking for one car with further on-street parking in the immediate vicinity.

PRICE INCLUDES

Curtain/blinds, carpets/flooring and light fittings

SPECIAL FEATURES

- Fully furnished
- Light and spacious
- Enclosed garden
- Addition on street parking nearby
- Distant sea and island views

SERVICES

Mains water, electricity and drainage. Gas central heating.

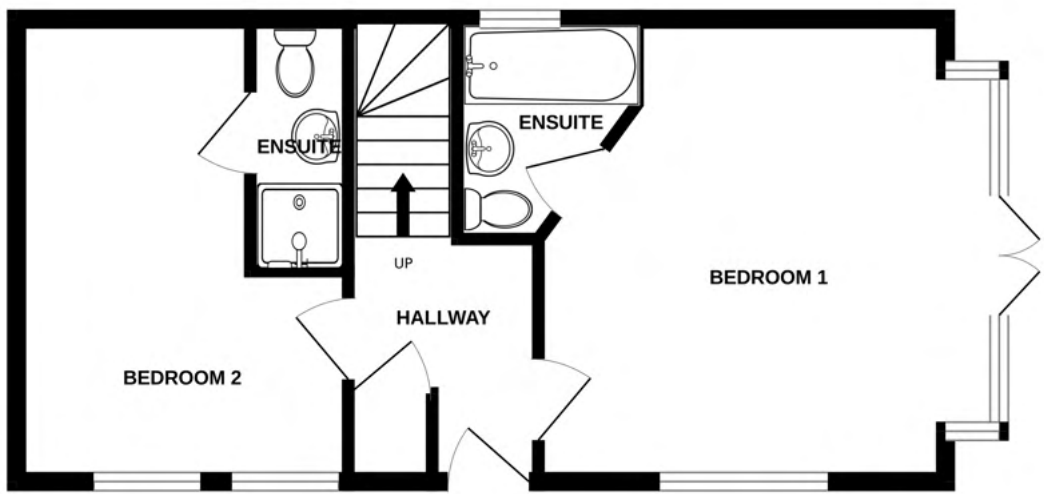
APPLIANCES INCLUDED

- Four ring hob
- Single oven
- Extractor fan
- Washing machine
- Dishwasher
- Fridge/freezer

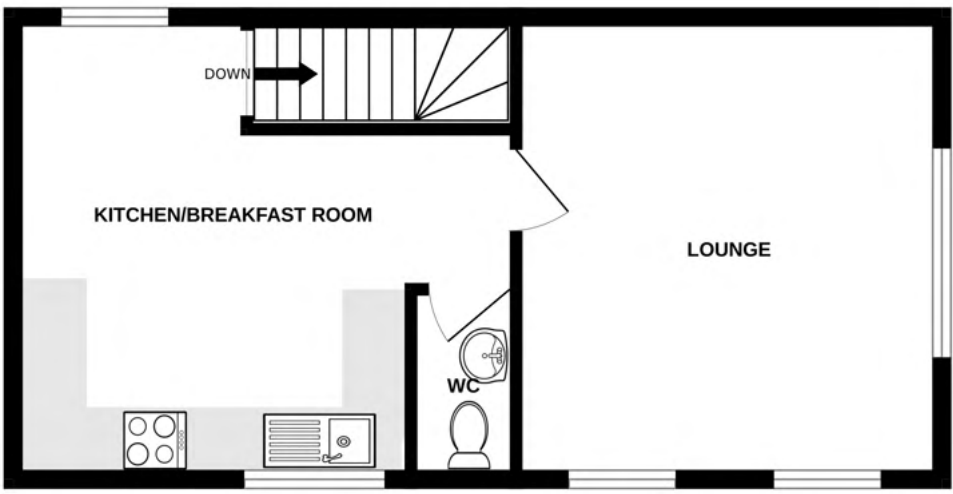
SCHOOL CATCHMENT

Vauvert Primary School and Les Varendes High School

GROUND FLOOR



1ST FLOOR



AFFINIA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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